



Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

603 424-3531

Fax 603 424-1408

www.merrimacknh.gov

RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, JULY 20, 2021

Planning Board members present: Robert Best; Paul McLaughlin; Barbara Healey (Town Council Ex-Officio); Lynn Christensen; Neil Anketell; & Jaimie von Schoen (via phone)

Planning Board members absent: Alternate Nelson Disco

Staff present: Tim Thompson, AICP, Community Development Director

1. Call to Order

Robert Best called the meeting to order at 7:01 p.m.

2. Planning & Zoning Administrator's Report

The Board voted 6-0-0 by roll call to determine that the Flatley Access Road Site Plan is not of regional impact, on a motion made by Lynn Christensen and seconded by Neil Anketell.

- 3. Thomas More College (applicant) and Thomas More Foundation (owners)** – Continued Review for consideration of a Site Plan amendment to improve parking and pedestrian walkways within the campus grounds. The parcel is located at 6 Manchester Street in the I-1 (Industrial) and the Aquifer Conservation District. Tax Map 2D, Lot 041-04. Case #PB2021-23. **This item is continued from the June 15, 2021 Planning Board meeting.**

Applicant was represented by: Austin Turner, Bohler Engineering

The Board voted 5-1-0 by roll call to grant waivers to Sections 3.11.e (minimum required parking), 3.11.k.1 (curbing), 3.11.l.c (internal parking lot landscaping), 3.13.e (parking lot lighting), 3.14 (traffic impact analysis), 4.16 (illumination plans), and 4.17 (traffic impact analysis), on a motion made by Lynn Christensen and seconded by Barbara Healey. Paul McLaughlin voted in opposition.

There was no public comment.

The Board voted 6-0-0 by roll call to grant conditional final approval to the application, on a motion made by Lynn Christensen and seconded by Barbara Healey.

- 4. Garrett Burbee (applicant) and 385 DW Highway, LLC (owner)** – Review for consideration of a Waiver of Full Site Plan Review to permit a mixed use development consisting of a single-family dwelling and contractor storage yard. The parcel is located at 385 Daniel Webster Highway in the C-1 (General Commercial), Aquifer Conservation and Elderly Housing Overlay Districts. Tax Map 4D-3, Lot 090. Case #PB2021-10.

Applicant did not attend to present the application

The Board voted 6-0-0 by roll call to continue the application to August 3, 2021, on a motion made by Lynn Christensen and seconded by Paul McLaughlin.

Robert Best recused himself from Items #5 & #6, Paul McLaughlin assumed the Chair.

- 5. John Flatley Company (applicant/owner)** - Continued review for acceptance and consideration of a Site Plan to construct a 120,000 sq.ft. warehouse/distribution building, per the requirements of the Flatley Mixed Use Conditional Use Permit. The parcel is located at 707 Daniel Webster Highway in the I-1 (Industrial) District and Aquifer Conservation area. Tax Map 6E, Lot 003-06. Case #PB2021-24. **This item is continued from the June 15, 2021 Planning Board meeting.**

Applicant was represented by: Nate Chamberlain, Fieldstone Land Consultants.

The Board voted 4-0-1 by roll call to accept the application as complete, on a motion made by Lynn Christensen and seconded by Neil Anketell. Jaimie von Schoen abstained.

There was no public comment.

The Board voted 5-0-0 by roll call to continue the public hearing to August 17, 2021, on a motion made by Lynn Christensen and seconded by Barbara Healey.

- 6. John Flatley Company (applicant/owner)** - Review for acceptance and consideration of a Site Plan to construct an internal access road per the requirements of the Flatley Mixed Use Conditional Use Permit. The parcels are located at 645, 673, 685, and 703 Daniel Webster Highway in the I-1 (Industrial) District and Aquifer Conservation area. Tax Map 6E, Lots 003-01, 003-03-05. Case #PB2021-29.

Applicant was represented by: Nate Chamberlain, Fieldstone Land Consultants.

The Board voted 4-0-1 by roll call to accept the application as complete, on a motion made by Lynn Christensen and seconded by Neil Anketell. Jaimie von Schoen abstained.

There was no public comment.

The Board voted 5-0-0 by roll call to continue the public hearing to August 17, 2021, on a motion made by Lynn Christensen and seconded by Neil Anketell.

Robert Best resumed as chair.

- 7. Discussion/possible action regarding other items of concern**

Discussion only.

- 8. Approval of Minutes — July 6, 2021**

The Board voted 4-0-2 by roll call to approve the minutes of July 6, 2021 as submitted, on a motion made by Paul McLaughlin and seconded by Barbara Healey. Neil Anketell and Lynn Christensen abstained.

9. Adjourn

The Board voted 6-0-0 to adjourn at 8:09 p.m. on a motion made by Lynn Christensen and seconded by Barbara Healey.